

**DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU**

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May 4, 2009

The Honorable Nestor Garcia, Chair
and Members of the Budget Committee
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

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CITY CLERK
HONOLULU, HAWAII

Dear Chair Garcia and Councilmembers:

Subject: Budget Communication 8

This is in response to Budget Committee questions of April 13, 2009, regarding the Department of Design and Construction (DDC).

Question 4a.) Please provide details and estimated timeline on the move back of the Department of Community Services.

Answer:

The staff of the Department of Community Services (DCS) and the Real Property Division of the Department of Budget and Fiscal Services (BFS) moved into temporary offices in the One King Street building in September 2008. They occupy floors one, four, and part of floor five. Renovations to the Walter Murray Gibson building are expected to be completed by January 29, 2010, and the contractor is on schedule. After renovations are completed, the Department of Information Technology (DIT) will install the telephone and data cabling prior to staff moving back in. DCS and BFS will schedule the move back. The lease at One King Street runs to May 31, 2010, to allow sufficient time for the cabling and move back. The City is responsible for restoring the offices at One King Street to a rentable condition after the move back.

Question 4.b) Is there a master plan in determining when the City builds a facility versus seeking out rental space? If so, please provide any policy or guideline given to departments when making that determination.

Answer:

The City is currently developing space utilization plans for the Fasi Municipal Building (FMB) and Kapolei Hale. FMB and Kapolei Hale are the core City offices that house most of the City agencies. The space utilization plans need to be finished first. When the two space utilization plans are completed, the City can address work space requirements for any other needs not addressed. Until that time, the City will need to lease commercial office space as a temporary measure.

Question 4.c) Please provide more information on the contracts from archeological monitoring.

Answer:

There is a continuing need for a qualified archaeological consultant to be available on an emergency basis, and to address other unforeseen archaeological and historical research and reporting requirements. Whenever there is an excavation for a City project, the City is at risk of inadvertently uncovering burials and/or artifacts from historic or prehistoric Hawaiian eras. Immediate action is required to conform with any and all State statutes and rules and regulation in appropriately handling the excavated items. Occasionally, the archaeological consultant provides interim storage and curation until the State Historic Preservation Office and/or the Burial Council decide on the appropriate actions to take regarding the excavated materials.

Question 4.d) Please provide an overview and status report of the hillside monitoring efforts for the Woodlawn area.

Answer:

The slide monitoring will probably be an on-going activity to monitor areas of earth movement. The necessity of this monitoring is to provide protection to the City's facilities – the roadway and utilities. Some areas have had improvements installed previously, and it is important to monitor these areas to see if the mitigation actions are working; as our consultants have advised us, they will have to be monitored until a big storm event occurs. In all likelihood, the monitoring will continue to be an on-going effort. For the other areas that have experienced earth movement, monitoring is necessary to determine the appropriate design to stabilize the slope.

The monitoring involves multiple periodic readings of the various instruments during the year, engineering analysis of the information, and documentation of the findings and assessments into reports submitted to the City. In addition, there are costs for the repair or replacement of damaged instruments on site. The average annual cost for the monitoring of the five sites (Moanalua Valley, Woodlawn, Kuahea Street, Wailupe Valley, and Aina Haina) are about \$320,000 per year; this cost may vary for repair/replacement of damaged instruments, or if additional instruments are necessary due to changing site conditions. There are about 300 instruments installed at the five locations.

Question 4.e) Please provide an overview and status report on the move of the Department of Customer Services to the Mission Memorial complex.

Answer:

The staff of the Department of Customer Services (CSD) will vacate the third floor offices in Honolulu Hale and move into the first floor of the Mission Memorial Building once the renovation is completed. The area vacated by CSD will be renovated for the consolidation of the City Council staff offices into a single shared location with separate offices for each Councilmember's staff. The staff offices are currently scattered throughout Honolulu Hale.

Question 4.f) Please provide all pertinent information regarding the storage of Honolulu City Lights equipment at Sand Island, more specifically, who is the Lessor, how long is the lease term, lease specifics, whether we are at capacity at the site, and if not, whether lesser space would be more appropriate.

Answer:

The City leases two portions of warehouse buildings in the Sand Island area. The locations are not published, as DDC does not want the addresses to be known to the public for security reasons. One warehouse building is used for general storage by the Departments of Facilities Maintenance (DFM) and DDC. The second warehouse is used to store the Honolulu City Lights exhibits and decorations.

Warehouse No. 1
23,881 square feet
\$17,500/month
Lease ends on December 14, 2010

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Warehouse No. 2
34,418 square feet
\$29,255.30/month
Lease ends on July 14, 2010

The warehouse that houses Honolulu City Lights is full. The other has additional warehouse space to store additional items but not a significant amount. Please note that if we should move warehouses, the effort to do so will be considerable and may involve moving costs. We are currently in a good lease situation because the the City has use of the mezzanine in the DFM warehouse at no cost.

Question 4.g) Please provide an overview and status report on the Honolulu Sustainability Demonstration Project.

Answer:

We defer to Keith Rollman of DIT to respond to this item.


Question 4.h) Please provide all pertinent information regarding the consultant contract for the Natatorium study.

Answer:

The consultant contract with the planning consultant for the Natatorium project is for a total of \$500,000. To date the consultant completed an emergency contingency plan for the City to address an unexpected collapse of the structure. We are also presently conducting an alternatives study of what the City should be doing long term with the Natatorium. Once this study is completed Wil Chee Planning will be preparing the Environmental Impact Statement (EIS) for the selected option.

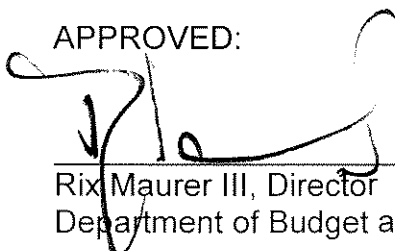
A separate Coastal Impact study of the Natatorium has been undertaken to study various options for the Natatorium shoreline. The study was done through the Planning Assistance to the States Program with the U.S. Army Corps of Engineers. The cost of the contract was \$300,000 (50% City funds and the balance Federal funds).

Sincerely,



Craig I. Nishimura, P.E.
Director

APPROVED:



Rix Maurer III, Director
Department of Budget and Fiscal Services

APPROVED:



Kirk W. Caldwell
Managing Director